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**BOARD OF COUNTY COMMISSIONERS  
WALLA WALLA COUNTY, WASHINGTON**

**ORDINANCE NO. 306**

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR A TEXT AMENDMENT TO THE WALLA WALLA COUNTY COMPREHENSIVE PLAN 2001-2021, LAND USE CHAPTER 7, RESOURCE LAND SUB-ELEMENT POLICIES REGARDING RECREATIONAL AND CULTURAL LAND USES IN THE COUNTY'S RESOURCE ZONES IN RESPONSE TO THE EASTERN WASHINGTON GROWTH MANAGEMENT HEARINGS BOARD REMAND ORDER.

WHEREAS, application has been made by Walla Walla County to request a Comprehensive Plan Text Amendment to Walla Walla County Comprehensive Plan, Land Use Chapter 7, Resource Land Sub-Element Policies, and

WHEREAS, the Planning Commission held a public hearing on October 20, 2004 to consider the request and recommends to the Board of County Commissioners that the Comprehensive Plan Text Amendment based on the following findings of fact and conclusions of law be approved:

Findings of Fact

1. On December 16, 2003, the Eastern Washington Growth Management Hearings Board directed Walla Walla County to provide standards and criteria within the Walla Walla County Code (WWCC) for proposed conversion of agricultural lands to recreational uses, and to protect agricultural lands from improper conversion to non-agricultural uses.
2. The Planning Commission has held three public workshops on May 12<sup>th</sup>, June 23<sup>rd</sup>, and September 22<sup>nd</sup> of 2004 to consider proposals to enable the County to comply with the Growth Management Hearings Board for Eastern Washington Case No. 02-1-0012c Order on Remand.
3. The oral testimony and correspondence provided by citizens has been considered during the preparation and review of proposed changes to the Comprehensive Plan.
4. The Washington State Growth Management Act (GMA), RCW 36.70A, requires all GMA counties to conserve natural resource lands.
5. New siting criteria will be in place to prohibit indoor gun and archery ranges, public and private recreation facilities, and recreation vehicle parks



recreational land uses from being located on agricultural lands of long-term commercial significance.

6. Land designated as being of long-term commercial significance in the Comprehensive Plan will allow the fewest number of non-farm land uses.
7. Approval criteria are being adopted for certain land uses to minimize potential conflicts with farming operations on surrounding properties.
8. The proposed amendments were submitted to the Washington State Department of Community, Trade and Economic Development (CTED) on October 23, 2004.
9. The Walla Walla County SEPA responsible official issued a Determination of Non-Significance on October 18, 2004.
10. Public notice of the hearing was published in the *Waitsburg Times* on October 7, 2004.
11. Public notice of the hearing was posted at the County Courthouse on October 7, 2004.

#### Conclusions of Law

1. The proposed amendments to the Comprehensive Plan will add greater clarity and predictability to the process of the conversion of agricultural lands to recreational uses, and will protect agricultural lands from improper conversion to non-agricultural uses.
2. The proposed amendments constitute good planning practice, and will result in fewer non-agricultural uses on lands designated as agricultural resource land of long-term commercial significance.
3. The proposal meets a definable public need as required by WWCC Section 14.10.080, that need being the clarification and strengthening of policies to conserve and protect agricultural resource lands.
4. The defined need conforms to policy directives of the Countywide Planning Policies and other parts of the Comprehensive Plan, consistent with the conservation and protection of designated agricultural resource lands.
5. The proposed amendments do not require amendment of current policies in other areas of the Comprehensive Plan.




6. The proposed amendments to the comprehensive plan are consistent with the Countywide Planning Policies, Section 11 Resource and Critical Lands, and with other parts of the comprehensive plan regarding the conservation and protection of designated agricultural resource lands.

WHEREAS, the Board of County Commissioners held a public hearing on November 2, 2004, and continued said hearing to November 9, 2004, for the purpose of receiving testimony for and/or against said request, now therefore,

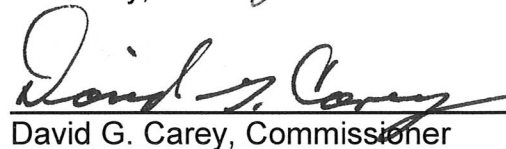
BE IT ORDAINED, by the Walla Walla County Board of Commissioners, that they uphold the Planning Commission and approve the Comprehensive Plan Text Amendment, Docket Number CPA-04-05 based on the findings of fact and conclusions of law, above. The amendment reads as follows:

See Attachment 1  
Comprehensive Plan Chapter 7: Land Use Element  
Resource Lands Sub-Element: Policies

Approved this 9<sup>th</sup> day of November, 2004

  
\_\_\_\_\_  
Gregory A. Tompkins, Chairman

  
\_\_\_\_\_  
Pam Ray, Commissioner

  
\_\_\_\_\_  
David G. Carey, Commissioner

Constituting the Board of County  
Commissioners of Walla Walla County,  
Washington



Attest:

Connie R Vinti

Connie R. Vinti, Clerk of the Board

Scott R. ...

Approved as to form  
Prosecuting Attorney



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## Comprehensive Plan Chapter 7: Land Use Element Resource Lands Sub-Element: Policies

### Policy RS-1

Land uses in agricultural areas that are related to farming, ranching, mining, outdoor recreation and other open space activities shall be the preferred uses in areas designated as agricultural.

### Policy RS-2

Care must be taken to work with State agencies responsible for reclamation and ensure that adequate reclamation standards are included as a "condition" when issuing conditional use permits on mineral resource sites.

### Policy RS-3 [NEW policy]

**Productive farmland, as denoted on Comprehensive Plan maps LU-16 and LU-17, that is located outside an Urban Growth Area should be preserved and protected to a greater degree than other farmland in Walla Walla County.**

### Policy RS-~~34~~

Existing prime and unique agricultural lands should be protected by allowing only uses that are compatible with the agricultural industry within their limits. Lands of secondary importance, such as the vast stretches of non-irrigated land (primarily in grain production) that dominate most of the County, should also be offered protection, while existing patterns of development will be recognized.

### Policy RS-45

Non-agricultural residential development should be encouraged first in the urban and second in the rural areas within and outlying the incorporated cities and unincorporated townsites throughout the County.

### Policy RS-~~56~~

Residential use near designated prime and unique agricultural lands, and designated prime and unique agricultural lands, and designated mineral resource lands shall be developed in a manner that minimizes conflicts and reduces unnecessary conversion of resource land.

### Policy RS-~~67~~

Prime and unique agricultural lands should not be developed for solely residential use. The practice of long-platting should cease in these areas and development densities should decrease.

### Policy RS-~~78~~

Agricultural lands should provide landowners and their designated employees a means of residing on their property, while at the same time providing protection to resource land from encroachment of more intensive residential activity.

### Policy RS-~~89~~

Home based occupations and cottage industries should be allowed throughout the agricultural area provided they do not adversely affect the surrounding agricultural and limited residential uses. Such uses shall be a secondary use of the property, shall not require an urban or rural level of service, and must be in keeping with the agricultural nature of the area both in use and design.

### Policy RS-10 [NEW policy]

**Certain limited recreational and community-oriented cultural land uses should be allowed in three of the zones comprising the designated agricultural resource lands: Agriculture Residential-10, General Agriculture-20, and Primary Agriculture-40. Proposals for these types of land uses will be reviewed in a process included in the Walla Walla County Code.**



## ATTACHMENT 1

### Policy RS-~~9~~11

Recreation/tourist and highway oriented commercial/tourist facilities may be located in designated districts within select agricultural districts—primarily rural activity centers. These are intended to be low-intensity use compatible with the agrarian nature of the townsites they are located around. At a minimum, the following criteria should be met:

- The location of the facility must not adversely impact the natural resource production of the area;
- The facility is of a size and scale that is compatible with the surrounding area;
- The use does not require extension of urban services and;
- The business is dependent on the agrarian atmosphere of the general area.

### Policy RS-~~40~~12

Natural resource support services to be located within the agricultural land designations shall maintain the agricultural character of the area and shall only be permitted through the conditional use permit process if strong nuisance potential or need for mitigation exists.

### Policy RS-~~44~~13

Performance standards and mitigation measures may be developed in order to govern the intensity, siting, and design of any proposed on-site enterprise and support business to conserve resource lands and protect existing agricultural character. Such uses shall be directly related to natural resource enhancement, production, or utilization. Such uses shall not require extension of urban or rural services. Performance standards may govern permitted uses regarding their impact on soils, drainage, critical areas, traffic generation, visual impact, noise, and any other relevant criteria.

### Policy RS-~~42~~14

In agriculturally designated areas where subdivisions are allowed, community water systems will be required unless an acceptable alternative is proposed.

### Policy RS-~~43~~15

Walla Walla County should develop a large lot division review process.

### Policy RS-~~44~~16

The County Zoning Code will be revised to include zoning districts more appropriate for resource-based lands including timber harvesting, mining, and grazing, and from which incompatible uses are removed.

### Policy RS-~~45~~17

Walla Walla County should implement the use of the GIS mapping of resource lands as a tool for decision making.

### Policy RS-~~46~~18

Property owners with a parcel (or with multiple adjacent parcels) falling below the minimum parcel size permitted in the Primary Agriculture designation shall be permitted a one-time land division. The one-time land division will only permit the creation of two parcels. At a minimum, the following design criteria should be met:

- The one-time land division results in no more than two parcels.
- The smaller parcel shall not be less than one acre and no greater than three acres.
- The smaller parcel is located to minimize disruption of agriculture operations, (preferred locations are on the periphery of the original parcel);
- The smaller parcel is located near utilities, (i.e., phone and power) and a public right-of-way;
- Appropriate surface or ground water rights should be available to the new smaller parcel to permit for reasonable irrigation (yard, garden, animals, etc) and domestic use. This criterion is an





attempt to avoid a portion of the smaller lot becoming a nuisance.

Policy RS-~~47~~19

Design criteria shall be established to permit administrative review and approval of the one-time land division and clustered development.

Policy-~~48~~20

Recognize that changing technologies and other circumstances can drastically alter farming practices and reflect this in future code revisions.

Policy RS-~~49~~21

Develop a wildfire interface ordinance for residential development within areas of resource activity (see Rural Remote under Rural Lands Sub-element).

Policy RS-~~20~~22

Create an ordinance to achieve compliance with the "Forest Practices Act".



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